

13K - LRA OPERATIONS

Operational Summary

Description:

Local Redevelopment Authority Operations

At a Glance:

Total FY 2001-2002 Actual Expenditure + Encumbrance:	11,804,327
Total Final FY 2002-2003 Budget:	1,088,573
Percent of County General Fund:	N/A
Total Employees:	4.00

Strategic Goals:

- On April 16, 2002, the Orange County Board of Supervisors directed the LRA to negotiate with the Department of Navy to terminate the El Toro Master Lease in order to eliminate continuing Orange County financial responsibility while respecting the tenant leases currently in place.

Key Outcome Measures:

Performance Measure	2001 Business Plan Results	2002 Business Plan Target	How are we doing?
PROTECT AND MAINTAIN ASSETS AND FACILITIES CONSISTENT WITH MASTER LEASE REQUIREMENTS. What: The LRA is charged with protecting and maintaining MCAS El Toro assets and facilities. Why: The Master Lease requires the LRA to protect and maintain MCAS El Toro assets and facilities.	The LRA is in full compliance with the Master Lease.	Per Board direction, the LRA anticipates completing negotiations with the Department of Navy to terminate the Master Lease.	Assets and facilities are currently maintained in accordance with Master Lease requirements.
INCREASE THE SPACE/FACILITIES AVAILABLE FOR SUBLEASE, OPERATING AGREEMENTS, LICENSES OR PERMITS. What: Measures how much of the base is made available for public use. Why: Leasing mitigates the financial impact to the General Fund and provides beneficial public use.	The LRA identified 43 buildings for sublease and completed preliminary building inspections on selected buildings. Special events program successfully implemented.	Per Board Direction, no additional building inspections and approval from the Navy for building subleases in FY 02/03.	The square footage of buildings under sublease is 58,640. 7,500 square feet of buildings are under licenses and permits. Request for proposals received and lease approved for stables. Special events are generating substantial revenue. Approximate \$3,000,000 savings in net county cost target.
CONTINUE TO KEEP BOARD OF SUPERVISORS FULLY INFORMED OF LRA ACTIVITIES. What: Provides support to the Board in making decisions regarding MCAS El Toro. Why: Board has had the critically important responsibility of making policy decisions about MCAS El Toro.	The LRA provided weekly Board briefings, monthly status reports, quarterly LRA reports and media inquiry reports.	Continue to keep Board of Supervisors fully informed of LRA activities.	LRA is meeting its performance target by providing weekly Board briefings, monthly status reports, quarterly LRA reports and presentations, and media inquiry reports.

Fiscal Year FY 2001-2002 Key Project Accomplishments:

- Approval of Master Lease Amendments 1-4 to allow special events at the base and clear additional building for sublease or County use.

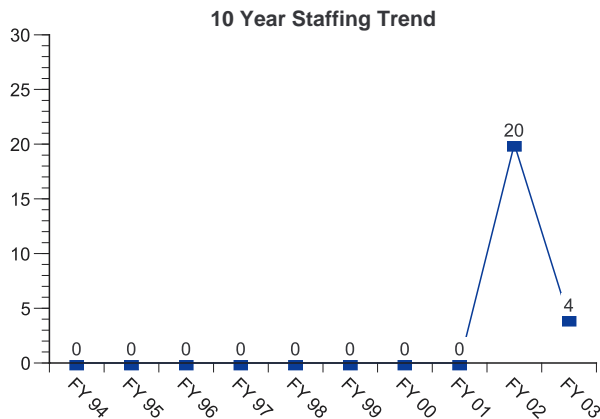
MASTER LEASE ADMINISTRATION - Per Board direction, the LRA will negotiate with the Department of Navy to

terminate the Master Lease on or before June 30, 2002.

CARETAKER ACTIVITIES - Not applicable, per Board's direction of April 16, 2002.

COMMUNITY SERVICE PROGRAM - Not applicable, per Board's direction of April 16, 2002.

Ten Year Staffing Trend:



Ten Year Staffing Trend Highlights:

- LRA anticipates significant staff reduction as a result of Board policy direction of April 16 and April 23, 2002.

Budget Summary

Plan for Support of the County's Strategic Priorities:

The LRA staff are committed to negotiate with the Department of Navy to terminate the Master Lease in order to eliminate continuing Orange County financial responsibility.

Changes Included in the Base Budget:

Fund 13K reduced base budget to accomplish Board's direction of April 16 and April 23, 2002.

Final Budget and History:

Sources and Uses	FY 2000-2001 Actual Exp/Rev	FY 2001-2002 Final Budget	FY 2001-2002 Actual Exp/Rev ⁽¹⁾	FY 2002-2003 Final Budget	Change from FY 2001-2002 Actual	
					Amount	Percent
Total Positions	-	20	20	4	(16)	-80.00
Total Revenues	8,541,986	14,194,578	11,709,144	1,088,573	(10,620,571)	-90.70
Total Requirements	7,461,415	14,194,578	11,051,176	1,088,573	(9,962,603)	-90.15
Balance	1,080,571	0	657,967	0	(657,967)	-100.00

(1) Amounts include prior year expenditures and exclude current year encumbrances. Therefore, the totals listed above may not match Total FY 2001-02 Actual Expenditure + Encumbrance included in the "At a Glance" section.

Detailed budget by expense category and by activity is presented for agency: LRA Operations in the Appendix on page 603.

Budget Units Under Agency Control

No.	Agency Name	Master Lease Administration	Caretaker Activities	Community Service Program	Total
13K	LRA Operations	0	0	1,088,573	1,088,573
14M	Local Redevelopment Authority	225,000	0	0	225,000
	Total	225,000	0	1,088,573	1,313,573